



**7 Elsing Drive, King's Lynn**  
**Guide Price £285,000**

**BELTON DUFFEY**



## 7 ELSING DRIVE, KING'S LYNN, NORFOLK, PE30 3UT

A completely refurbished 3 bedroom detached property with parking, garage and gardens backing onto woodland.

### DESCRIPTION

A completely refurbished 3 bedroom detached house with parking, garage and gardens overlooking woodland to the rear.

The property is installed with gas fired central heating (new boiler), UPVC double glazing and briefly comprises entrance hall, new fitted kitchen, sitting room and new cloakroom to the ground floor. On the first floor are 3 bedrooms, new en-suite shower room and newly fitted bathroom.

Outside, the property has parking, garage and gardens backing onto woodland.

### SITUATION

Elsing Drive is situated on the outskirts of King's Lynn and locally is a popular area, being close to the town centre, various industrial estates, local shops, schools, regular bus service and social amenities.

The North Norfolk coast, an area of outstanding natural beauty, is to the north and the larger town of King's Lynn with its port and medieval centre is nearby. Cambridge and Norwich cities are also within motoring distance.

### ENTRANCE HALL

UPVC double glazed entrance door, radiator, staircase to first floor landing and wood effect laminate flooring.

### KITCHEN

3.33m x 2.89m into door recess (10' 11" x 9' 6" into door recess) Wood effect worktop with composite sink unit and mixer tap, cream coloured soft closure cupboards and drawers under, 4 ring ceramic hob with oven under, extractor over, space for integrated fridge freezer, tiled splashbacks, radiator, window overlooking the rear garden and woodland beyond, door to rear garden and wood effect laminate flooring.

### CLOAKROOM

Low level WC, wash hand basin with mixer tap, part tiled walls, extractor, radiator, meter cupboard and wood effect laminate flooring.

### SITTING ROOM

5.00m into window recess x 3.82m (16' 5" into window recess x 12' 6") Window to front, 2 radiators and sliding patio doors leading out onto the rear patio.

### FIRST FLOOR LANDING

Loft access and doors to bedrooms and bathroom.

### BEDROOM 1

3.45m max x 2.96m max into door recess (11' 4" max x 9' 9" max into door recess) Window to rear, built-in double wardrobe, door into en-suite and airing cupboard housing the new Ideal Esprit eco2 boiler.







### **EN-SUITE SHOWER ROOM**

1.77m max x 1.68m average (5' 10" max x 5' 6" average) Corner entry shower cubicle with mains shower, wash hand basin in unit with cupboard under, low level WC, part tiled walls, ceiling spotlights, extractor, frosted window to front, radiator and wood effect laminate flooring.

### **BEDROOM 2**

2.82m into window recess x 2.68m into door recess (9' 3" x 8' 10") Radiator and window overlooking rear garden and woodland beyond.

### **BEDROOM 3**

2.68m x 2.08m into window recess (8' 10" x 6' 10" into window recess) Radiator and window to front.

### **BATHROOM**

1.92m into window recess x 1.88m (6' 4" into window recess x 6' 2") P-shaped bath with mains 'Rainfall' shower over, shower screen, wash hand basin unit with double cupboard under, low level WC, frosted window to rear, extractor, radiator, ceiling spotlights, part tiled walls and wood effect laminate flooring.

### **OUTSIDE**

The property is located at the end of a small cul-de-sac, being approached via a tarmac driveway which leads to the brick built garage.

The front garden is laid to lawn with flower borders, gated access to the rear garden and a paved pathway which leads to the front entrance door.

### **BRICK & TILED GARAGE**

Up and over door, power and light.

The rear garden is mainly laid to lawn with established flowers, trees and shrubs with patio areas, outside tap, backing onto woodland. The rear garden is enclosed by fenced boundaries.

### **DIRECTIONS**

From the Town Centre travel along Gaywood Road bearing left at the Gaywood Clock. Proceed down here, passing the Tesco Filling Station on the left hand side and turn right into Reffley Lane. Continue along passing the parade of shops and Reffley School and at the end of the right, turn left onto Elsing Drive. Proceed a short way down and turn left into a small cul-de-sac where the property will be seen on the right, designated by our For Sale sign.

### **OTHER INFORMATION**

Borough Council of Kings Lynn & West Norfolk, Kings Court, Chapel Street, Kings Lynn PE30 1EX

Council Tax Band - C

EPC - TBC

Gas central heating.



AWAITING

FLOORPLAN



## TENURE

This property is for sale Freehold.

## VIEWING

Strictly by appointment with the agent.





## BELTON DUFFEY

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